184.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	663,300 / 663,300
					USE VALUE:	663,300 / 663,300
					ASSESSED:	663,300 / 663,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLUCCIO PATRICIA M
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	72 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GALLUCCIO PATRICIA M -
Owner 2:	-
Street 1:	72 BROWNING RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1965, having primarily Wood Shingle Exterior and 1857 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6126.000	240,700		422,600	663,300
Total Card	0.141	240,700		422,600	663,300
Total Parcel	0.141	240,700		422,600	663,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.23 | /Parcel: 357.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123690

GIS Ref

GIS Ref

Insp Date 07/12/18

!14299!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	240,700	0	6,126.	422,600	663,300		Year end	12/23/2021
2021	101	FV	240,700	0	6,126.	422,600	663,300		Year End Roll	12/10/2020
2020	101	FV	240,700	0	6,126.	422,600	663,300	663,300	Year End Roll	12/18/2019
2019	101	FV	219,100	0	6,126.	422,600	641,700	641,700	Year End Roll	1/3/2019
2018	101	FV	219,100	0	6,126.	356,200	575,300	575,300	Year End Roll	12/20/2017
2017	101	FV	219,100	0	6,126.	326,000	545,100	545,100	Year End Roll	1/3/2017
2016	101	FV	219,100	0	6,126.	277,700	496,800	496,800	Year End	1/4/2016
2015	101	FV	203,500	0	6,126.	241,500	445,000	445,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:44:14

LAST REV

Date	Time
10/21/21	09:49:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14299

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLUCCIO PATRI	78842-260	1	10/4/2021	Convenience	99	No	No		
	13014-415		7/12/1976			No	No		Charles C Galluccio - DOD: 10/21/2020

USER DEFINED

Prior Id # 1:	123690
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/22/2014	1732	Re-Roof	6,984					
5/6/1994	174	Manual	2,200					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/30/2020	OWNR INFO	JO	Jenny O
7/12/2018	Meas/Inspect	BS	Barbara S
10/15/2008	Meas/Inspect	355	PATRIOT
1/3/2000	Meas/Inspect	263	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6126		Sq. Ft.	Site		0	70.	0.99	7									422,645						422,600	

Total AC/HA:	0.14063	Total SF/SM:	6126	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,645	Spl Credit		Total:	422,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00289965
Adj $ / SQ:	128.622
Other Features:	102750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348823
Depreciation:	108135
Depreciated Total:	240688

COMMENTS

KIT BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

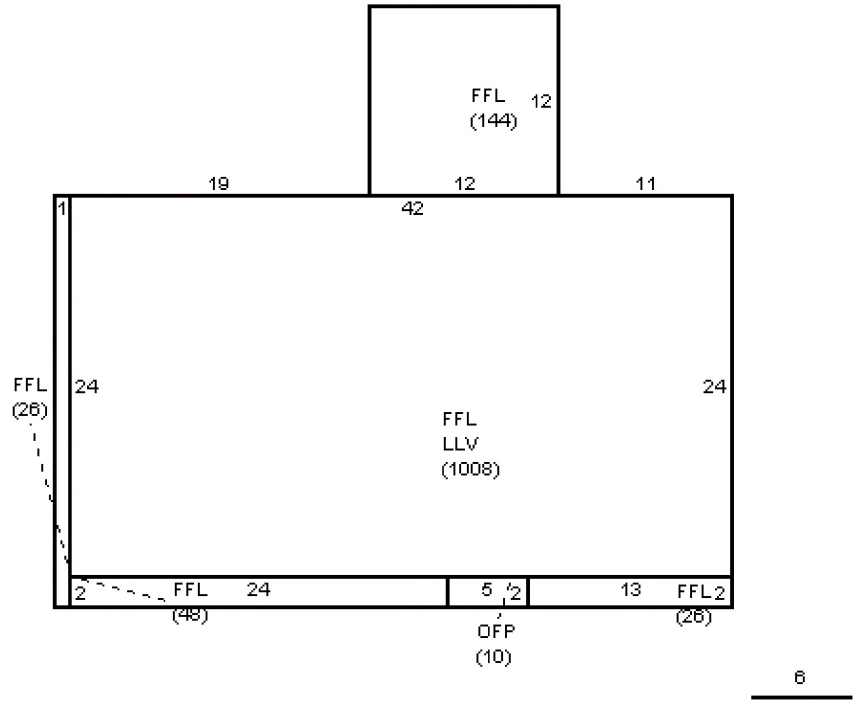
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.62
Special Features:	0	Val/Su Net:	106.04
Final Total:	240700	Val/Su SzAd	192.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,252	128.620	161,035
LLV	Lower Level	1,008	83.930	84,597
OFP	Open Porch	10	44.130	441
	Net Sketched Area:	2,270	Total:	246,073
Size Ad	1252	Gross Area	2270	FinArea 1857

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X6	A	AV	2015	0.00	T	3.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---

IMAGE

AssessPro Patriot Properties, Inc